

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, September 10, 2012 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

I. ROLL CALL

Commissioners Present: David Walter, Elizabeth Kehoe, Michael Szakaly and John West

Commissioner(s) Absent: Michael Gentile and Kelly Smith

Staff Present: Lisa Abbott, Doris Sims and Janet Roberts

Other(s) Present: Danise Alano, Economic Development Director

II. READING OF THE MINUTES – Michael Szakaly moved to approve the minutes for July 2, 2012 and August 6, 2012. John West seconded the motion. The minutes were unanimously approved.

III. EXAMINATION OF CLAIMS. John West moved to approve the claims for August 3, 2012 for \$357,962.56; August 17, 2012 for \$349,046.87; August 31, 2012 for \$261,403.76. Michael Szakaly seconded the motion. The claims were unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Abbott reported that the Department is taking the Title 16 revisions to the City Council for approval.

B. Budget Summary Report.

V. UNFINISHED BUSINESS. None.

VI. NEW BUSINESS

A. RESOLUTION 12-26: Approval of the North Showers Parking Agreement between the City of Bloomington and the Trustees of Indiana University. Alano stated a year ago the Commission approved the purchase agreement for the 12 acres north of the Showers building. At the time of the purchase IU was managing the lots, but wanted to immediately divest itself from all management responsibilities. The County who owned the north portion of Showers wanted to make sure that all the tenants of the building had the same rights in the exchange. The proposed agreement states that whoever had a parking space would continue to have a space, but the City Parking Services would enforce the lot. Because the parking process was lost in the purchase agreement, it made it difficult for City Parking Services Division to understand their enforcement role. The City decided to "clean up" the agreement. IU also wanted to change parking space allocations to suite numbers instead of assigning the number of permits by IU affiliates in the building.

Alano said the Parking Agreement is now separate from the initial purchase agreement making it easier for Parking Enforcement and IU to reference the document. The number of permits will be distributed by suites instead of the name of the occupant of the suites.

West asked if it's feasible for IU to vacate the building and still have parking privileges. Alano said that is why they decided to label the spaces by suite numbers instead of affiliate names. If the IU affiliates leave and the County rents to a new tenant, the same number of spaces applies to that suite.

The spaces per suite are determined by the suite's square footage.

West asked why the lease is with IU and not Monroe County. Abbott said the resolution from last year states the RDC agrees to cooperate with the County to reasonably accommodate the parking needs of the tenants who lease office space in the Showers Office and Research Park. The resolution they are cleaning up is from last year between the City, County and IU. Alano said they wanted to assure Monroe County that the City would not make any changes to the way IU affiliates appropriated parking and that they would work out the arrangements directly with the IU affiliates.

Walter asked how long IU would continue to lease space in the County's portion of Showers. Alano said they plan to continue leasing space, but she doesn't know for how long.

West said as IU moves out he can see the County taking possession of the IU spaces. Alano said the County would be required to purchase permits for those spaces from the City Parking Services. She also explained that the City has been very direct with the County not taking over the spaces as they become available. She said this agreement allows the City and IU to make sure they keep the status quo as the City plans what will happen in the CTP. She said staff does not believe the IU affiliates will be leaving in the near future.

Walter suggested the agreement should state who is handling the enforcement of the parking lot, who is issuing the permits, who is paying for the permits, and who is maintaining the lot.

West said there are two issues: 1) The City retains control, but not ownership. Alano stated IU has no responsibility and no liability for the lot. 2) If money changes hands, does the City get reimbursed? Alano said the agreement allows the City to recoup the cost of the permits from IU. The affiliates are allowed to buy permits from IU and to use them in the City lot. IU then annually pays the City for the permits.

West stated as a result of the conversation he is comfortable with the agreement as it stands.

John West moved to approve the resolution. Elizabeth Kehoe seconded the motion. The resolution was approved by a vote of three in favor and one abstention. **ADOPTED.**

B. RESOLUTION 12-27: Approval of Limited and Temporary License Agreement between the City of Bloomington and the Trustees of Indiana University. Alano explained that the City now has full possession of the IU Printing Services Building. There is a 100 square foot room in the southeast corner of the building that houses IU's IT equipment that services the North Showers Building. IU wants to make sure the IT services are kept up and running and that they will have access as needed. This resolution allows them to lease the room from the RDC so they can maintain the equipment. They will be given a key to allow them access.

West asked how this ties in with the future of the building and if the City's plans might be held up because of this lease. Alano stated that Rick Routon, Assistant IT Director for the City, has walked through the space with the IU tech staff and they are aware that the City is in a master planning effort which could involve digging disruptions which might disturb their infrastructure. This resolution allows for an extension of up to two years, but IU understands they may be asked to move sooner. Alano also said City staff has looked at the infrastructure (conduit, fiber, etc.) to see if it's anything the City might want to maintain and use, but IT determined that they are not interested in using any of the equipment. If the City gets a tenant in the building, they would likely drop a connection through the

roof to give them needed IT access. Alano said they are not concerned about the condition of this facility beyond its usefulness for IU.

West stated there is no “out clause.” He sees that as a concern for the City especially if there is a disturbance which may happen in the IU Printing Services Bldg. West doesn’t think the City is well protected in this instance. There was discussion regarding timeframe for an out clause of perhaps 90 days.

West moved to table the resolution. Michael Szakaly moved to second the motion. The motion to table the resolution was unanimously approved. **TABLED.**

C. RESOLUTION 12-28: Approval the Amendment to the Real Estate Purchase Agreement between the City of Bloomington and the Trustees of Indiana University. Alano explained this resolution amends the purchasing agreement for the CTP 12 acres. She said originally IU asked to keep possession of the Food Stores Building and the adjacent parking lot on N. Rogers Street for 18 months from closing. IU is now asking to keep the Food Stores Building longer because they now have a pipe organ that will eventually be installed in Alumni Hall, but it needs specific storage conditions and this building has the space to store it. IU is asking for an extension and in return the City is asking for immediate possession of the parking lot on N. Rogers Street. IU has agreed to the terms. The original date of possession of the two properties was March 2013. The extension request for the Food Stores Building is now July 31, 2013.

The Commissioners had some concerns that IU might ask for another extension after July 2013. West said this is a building that will likely be demolished which if the extension is granted might slow down the CTP development. The building is in the way of any infrastructure that will be done. He doesn’t want to see progress in the CTP slowed down between March and July because of storage of the pipe organ.

Abbott asked Walter when the organ would go into the Alumni Hall. Walter said probably towards the end of the deadline.

West said they should have an “out clause” in the resolution to give the City the ability to give IU a 90 day notice to vacate if necessary. The City would make every effort not to do anything to the building before then, but he doesn’t want the development to be held up because IU had possession.

West said the master plan won’t be done until after the first of the year. He expects the demolition could likely be bid out in March so they won’t want to wait until July to demo the building as it is in the way of any construction plans. West said the RDC has always worked with IU, but in this instance he suggested IU should be informed that this is not a popular idea and to begin thinking of alternatives.

Abbott said they could either table or vote down the resolution. It can come back in another form.

West moved to reject Resolution 12-28 as proposed. He does not think they can afford to be committed to an extension on the building until July 2013. Elizabeth Kehoe seconded the motion. The motion was three in favor of the motion and one abstention. **VOTED DOWN.**

VII. BUSINESS/GENERAL DISCUSSION.

A. CTP Update. Alano informed the Commission that they are meeting with the consultants

Wednesday and will be bringing drafts of some development concepts based on the market research, input from the advisory committee and stakeholder interviews. The charettes will be October 9th and 10th. The RDC will be invited to the charettes. Attendees will give feedback which will then be presented in a public open house which will allow for public input. The plan design will begin in January.

Alano said they have done a great deal of examining the conditions of existing infrastructure on the site. Once they have the design and know where particular developments will locate, they may have to do some further environmental investigation to determine if more remediation is needed.

B. Abbott asked for someone from the RDC to serve on the Neighborhood Improvement Grant Committee. Kehoe offered to serve again on the Committee. John West moved to appoint Kehoe to the Committee. Michael Szakaly seconded the motion. The motion was unanimously approved.

John West gave a brief summary regarding the discussions with Charlotte, NC delegation that was in Bloomington to gather input on the City revitalized downtown Bloomington.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting.

David Walter, President

Michael Gentile, Secretary

Date